

WHEN RECORDED MAIL TO:

Robert S. Hanger and Wendy H. Hanger

ENT 156613:2002 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Dec 27 3:05 pm FEE 13.00 BY SB
RECORDED FOR FIRST AMERICAN TITLE CO

Escrow No. 151732JB

[PARCEL ID #58-032-0061 and 36-390-0010]

QUIT-CLAIM DEED

UTAH LAKE DISTRIBUTING COMPANY, A UTAH NON-PROFIT CORPORATION, Successor by Quit Claim Deed and Assignment recorded July 28, 1953 as Entry No. 8510 in Book 632 at Page 512 of Official Records to UTAH LAKE IRRIGATION COMPANY, A UTAH CORPORATION, organized and existing under the laws of the State of Utah, with its principal office at 1156 S. State Street, Suite 202, Orem, County of Utah, State of Utah, AS GRANTOR, hereby QUIT CLAIMS to ROBERT S. HANGER AND WENDY H. HANGER, Husband and Wife, as joint tenants, AS GRANTEE, of Saratoga, County of Utah, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Utah, State of Utah:

See Exhibit "A" attached hereto and made a part hereof

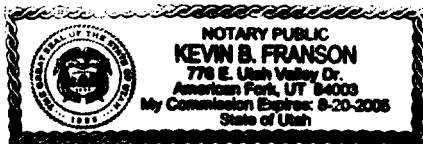
WITNESS the hand of said GRANTOR, this 24 day of December, A.D., 2002.

UTAH LAKE DISTRIBUTING COMPANY,
a Utah non-profit corporation

By: Scott Holbrook
Name: Scott Holbrook
Its: President

STATE OF UTAH }
 ss.
County of Salt Lake }

On the 24 day of December, 2002, personally appeared before me Scott Holbrook, who being by me duly sworn did say that he is the President of Utah Lake Distributing Company, a Utah non-profit corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said Scott Holbrook acknowledged to me that said corporation executed the same.



Kevin B. Franson
NOTARY PUBLIC

151732JB

(Description of ROBERT S. HANGER AND WENDY H. HANGER Property)

Property located in Utah County, Utah more particularly described as follows:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah:

Beginning at a point 314.19 feet North 89°38'31" East along the Section Line from the Northwest Corner of said Section 14; and running thence North 89°38'31" East 1062.54 feet along said Section Line to the Westerly Line of Crossroads Ranchettes Plat 'A', a Subdivision in Utah County, Utah, as it is staked on the ground; thence along said Westerly Line of the Subdivision the following three courses: South 31°05'30" West 1083.98 feet; South 25°53'30" West 180.67 feet; and South 2°48'00" West 199.55 feet; thence South 43°39'39" East 18.87 feet to the South Line of said Crossroads Ranchettes Subdivision at a point 13.69 feet South 89°22'42" East along said South Line from the Southwesterly Corner thereof; thence North 89°22'42" West 499.65 feet along the North Line of State Highway 73; thence North 0°22'06" East 1081.29 feet; thence North 17°18'00" East 220.40 feet to the point of beginning.

EXCEPTING AND RESERVING THEREFROM those certain rights claimed by Grantor, as evidenced by that certain Notice of Interest in Canal Property Easement recorded October 31, 2002 as Entry No. 129142 of Official Records, and more particularly identified by that certain ALTA/ACSM Survey prepared by Great Basin Engineering, Job No. 02-147AS as follows:

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey in Utah County, Utah:

Beginning at Hanger's Northwest property corner being 314.19 feet North 89°38'31" East along the Section Line from the Northwest Corner of said Section 14; and running thence North 89°38'31" East 69.55 feet along said Section Line and the North boundary of Hanger's Property to a point 33.00 feet perpendicularly distant Easterly from the centerline of said Canal Easement; and running thence along a line parallel to and being 33.00 feet perpendicularly distant Easterly from said canal centerline the following four courses: South 9°30'07" West 15.49 feet; South 56°49'23" West 33.68 feet; South 11°25'29" West 93.44 feet; and South 23°16'40" West 219.09 feet to Hanger's Westerly Property Line; thence along said Westerly Line the following two courses: North 0°22'06" East 115.68 feet and North 17°18'00" East 42.90 feet to a point being 16.50 feet perpendicularly distant Westerly from said canal centerline; thence along a line parallel to and being 16.50 feet perpendicularly distant Westerly from said canal centerline the following two courses: North 23°16'40" East 64.72 feet; and North 11°25'29" East 65.85 feet to a point on Hanger's Westerly Property Line; thence North 17°18'00" East 47.63 feet along said Westerly Line to the point of beginning.

Note: The canal description as recorded in the Notice of Interest must be rotated 3°24" counter clock-wise to match the Utah County Survey Base which will then also match Grantor's deed lines and the above description.